

Fill in this information to identify your case:

United States Bankruptcy Court for the:

CENTRAL DISTRICT OF CALIFORNIA

Case number (if known)

Chapter 11

Check if this an amended filing

Official Form 201

**Voluntary Petition for Non-Individuals Filing for Bankruptcy**

4/16

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name WJA REAL ESTATE OPPORTUNITY FUND II, LLC

2. All other names debtor used in the last 8 years

Include any assumed names, trade names and doing business as names

3. Debtor's federal Employer Identification Number (EIN) 47-2780605

4. Debtor's address Principal place of business

**23046 Avenida de la Carlota  
Suite 150  
Laguna Hills, CA 92653**

Number, Street, City, State & ZIP Code

**Orange**  
County

Mailing address, if different from principal place of business

P.O. Box, Number, Street, City, State & ZIP Code

Location of principal assets, if different from principal place of business

Number, Street, City, State & ZIP Code

5. Debtor's website (URL)

\_\_\_\_\_

6. Type of debtor

Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))

Partnership (excluding LLP)

Other. Specify: \_\_\_\_\_

Debtor WJA REAL ESTATE OPPORTUNITY FUND II, LLC  
Name \_\_\_\_\_

## 7. Describe debtor's business A. Check one:

- Health Care Business (as defined in 11 U.S.C. § 101(27A))
- Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- Railroad (as defined in 11 U.S.C. § 101(44))
- Stockbroker (as defined in 11 U.S.C. § 101(53A))
- Commodity Broker (as defined in 11 U.S.C. § 101(6))
- Clearing Bank (as defined in 11 U.S.C. § 781(3))
- None of the above

## B. Check all that apply

- Tax-exempt entity (as described in 26 U.S.C. §501)
- Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)
- Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

## C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor.

See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

8. Under which chapter of the  
Bankruptcy Code is the  
debtor filing?

## Check one:

- Chapter 7
- Chapter 9
- Chapter 11. Check all that apply:

- Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,566,050 (amount subject to adjustment on 4/01/19 and every 3 years after that).
- The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- A plan is being filed with this petition.
- Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the attachment to *Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
- The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

- Chapter 12

9. Were prior bankruptcy  
cases filed by or against  
the debtor within the last 8  
years?

No.

Yes.

If more than 2 cases, attach a  
separate list.

District \_\_\_\_\_ When \_\_\_\_\_ Case number \_\_\_\_\_

District \_\_\_\_\_ When \_\_\_\_\_ Case number \_\_\_\_\_

10. Are any bankruptcy cases  
pending or being filed by a  
business partner or an  
affiliate of the debtor?

No

Yes.

List all cases. If more than 1,  
attach a separate list

Debtor \_\_\_\_\_ Relationship \_\_\_\_\_

District \_\_\_\_\_ When \_\_\_\_\_ Case number, if known \_\_\_\_\_

Debtor **WJA REAL ESTATE OPPORTUNITY FUND II, LLC**  
Name \_\_\_\_\_

**11. Why is the case filed in this district?** Check all that apply:

- Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

**12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?**

No

Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

**Why does the property need immediate attention? (Check all that apply.)**

- It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard? \_\_\_\_\_

- It needs to be physically secured or protected from the weather.

- It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

Other \_\_\_\_\_

**Where is the property?**

Number, Street, City, State & ZIP Code \_\_\_\_\_

**Is the property insured?**

No

Yes. Insurance agency \_\_\_\_\_

Contact name \_\_\_\_\_

Phone \_\_\_\_\_

### Statistical and administrative information

**13. Debtor's estimation of available funds** Check one:

Funds will be available for distribution to unsecured creditors.

After any administrative expenses are paid, no funds will be available to unsecured creditors.

**14. Estimated number of creditors**

1-49  
 50-99  
 100-199  
 200-999

1,000-5,000  
 5001-10,000  
 10,001-25,000

25,001-50,000  
 50,001-100,000  
 More than 100,000

**15. Estimated Assets**

\$0 - \$50,000  
 \$50,001 - \$100,000  
 \$100,001 - \$500,000  
 \$500,001 - \$1 million

\$1,000,001 - \$10 million  
 \$10,000,001 - \$50 million  
 \$50,000,001 - \$100 million  
 \$100,000,001 - \$500 million

\$500,000,001 - \$1 billion  
 \$1,000,000,001 - \$10 billion  
 \$10,000,000,001 - \$50 billion  
 More than \$50 billion

**16. Estimated liabilities**

\$0 - \$50,000  
 \$50,001 - \$100,000  
 \$100,001 - \$500,000  
 \$500,001 - \$1 million

\$1,000,001 - \$10 million  
 \$10,000,001 - \$50 million  
 \$50,000,001 - \$100 million  
 \$100,000,001 - \$500 million

\$500,000,001 - \$1 billion  
 \$1,000,000,001 - \$10 billion  
 \$10,000,000,001 - \$50 billion  
 More than \$50 billion

Debtor

**WJA REAL ESTATE OPPORTUNITY FUND II, LLC**

Name

**Request for Relief, Declaration, and Signatures**

**WARNING --** Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature  
of authorized  
representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on May 18, 2017  
MM / DD / YYYY

**X /s/ Howard Grobstein**

Signature of authorized representative of debtor

**Howard Grobstein**

Printed name

Title Chief Restructuring Officer

**18. Signature of attorney**

**X /s/ Lei Lei Wang Ekwall**

Signature of attorney for debtor

Date **May 18, 2017**

MM / DD / YYYY

**Lei Lei Wang Ekwall**

Printed name

**SMILEY WANG-EKVALL, LLP**

Firm name

**3200 Park Center Drive, Suite 250**

**Costa Mesa, CA 92626**

Number, Street, City, State & ZIP Code

Contact phone (714) 445-1000

Email address lekvall@swelawfirm.com

**163047, California**

Bar number and State

Fill in this information to identify the case:

Debtor name	<b>WJA REAL ESTATE OPPORTUNITY FUND II, LLC</b>
United States Bankruptcy Court for the:	<b>CENTRAL DISTRICT OF CALIFORNIA</b>
Case number (if known):	_____

Check if this is an  
amended filing

## Official Form 204

### Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Equity Trust Company FBO James Rev Living Trust, Dean James, Trus 30722 Fairgreens West Laguna Niguel, CA 92677		Membership Equity Holder				\$546,006.25
Equity Trust Company FBO Dale P. Wright, IRA 9542 Scotstoun Drive Huntington Beach, CA 92646		Membership Equity Holder				\$447,417.96
Equity Trust Company FBO Roger Wong Mulley 6000 Tarin Road Wilmington, NC 28409		Membership Equity Holder				\$360,770.01
Equity Trust Company FBO John Sullivan, Individual 10752 Walnut St #D Los Alamitos, CA 90720		Membership Equity Holder				\$272,807.06
Equity Trust Company FBO Theodore H Toch, IRA 21265 San Miguel Mission Viejo, CA 92692		Membership Equity Holder				\$248,235.54

Debtor **WJA REAL ESTATE OPPORTUNITY FUND II, LLC**  
Name \_\_\_\_\_

Case number (*if known*) \_\_\_\_\_

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
<b>Equity Trust Company FBO Robert Fields, IRA 28792 Mira Vista Laguna Niguel, CA 92677</b>		<b>Membership Equity Holder</b>				<b>\$227,631.36</b>
<b>Equity Trust Company FBO William Joseph Hanson, IRA 16401 Normandy Lane Huntington Beach, CA 92647</b>		<b>Membership Equity Holder</b>				<b>\$182,105.09</b>
<b>Equity Trust Company FBO Deborah L Ivar, IRA 209 S. Stephanie Street B 124 Henderson, NV 89012</b>		<b>Membership Equity Holder</b>				<b>\$177,843.60</b>
<b>Equity Trust Company FBO Paul Joseph Kirch, IRA 35 Malibu Laguna Niguel, CA 92677</b>		<b>Membership Equity Holder</b>				<b>\$163,956.88</b>
<b>Equity Trust Company FBO Carolyn Huntenburg, IRA 61 Bolton Street #202 Cambridge, MA 02140</b>		<b>Membership Equity Holder</b>				<b>\$163,705.51</b>
<b>Equity Trust Company FBO William J. Huntenburg, IRA 61 Bolton Street #202 Cambridge, MA 02140</b>		<b>Membership Equity Holder</b>				<b>\$160,865.23</b>
<b>Equity Trust Company FBO Pinkowski Family Trust 2124 Colina Del Arco Iris San Clemente, CA 92673</b>		<b>Membership Equity Holder</b>				<b>\$159,750.81</b>

Debtor WJA REAL ESTATE OPPORTUNITY FUND II, LLC  
Name \_\_\_\_\_

Case number (if known) \_\_\_\_\_

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Equity Trust Company FBO John Clark Stancil, ROTH IRA 8517 Galway Place San Diego, CA 92129		Membership Equity Holder				\$155,803.01
Equity Trust Company FBO Joseph M. Gerosa, IRA 22131 Jonesport Lane Huntington Beach, CA 92646		Membership Equity Holder				\$138,619.60
Equity Trust Company FBO Brian Allen, IR 24 Wooded River Drive Garden Valley, ID 83622		Membership Equity Holder				\$182,572.36
Equity Trust Company FBO Navarro Retail Group Inc. Defined Benefit Trust 4340 Von Karman, Suite #200 Newport Beach, CA 92660		Membership Equity Holder				\$181,821.30
Equity Trust Company FBO Spartan-Fortis Irrev. Trust, "Optima Holdings, LLC" Tte 2450 St. Rose Parkway, Ste. #120 Henderson, NV 89074		Membership Equity Holder				\$573,374.18
James D. Dickinson T/U/Will of James Doc Dickinson, James D. Dickinson TTEE 12455 San Bruno Cove San Diego, CA 92130		Membership Equity Holder				\$180,368.17

Debtor **WJA REAL ESTATE OPPORTUNITY FUND II, LLC**

Case number (*if known*) \_\_\_\_\_

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
<b>Kingdom Trust FBO: CA Real Estate Opportunity Fund II, LLC 23046 Avenida De La Carlota, Suite 150 Laguna Hills, CA 92653</b>		<b>Membership Equity Holder</b>				<b>\$1,342,088.05</b>
<b>Kingdom Trust FBO: WJA Real Estate Opportunity Fund I, LLC 23046 Avenida De La Carlota, Suite 150 Laguna Hills, CA 92653</b>		<b>Membership Equity Holder</b>				<b>\$708,513.58</b>

WJA REAL ESTATE OPPORTUNITY FUND II, LLC  
23046 Avenida de la Carlota  
Suite 150  
Laguna Hills, CA 92653

Lei Lei Wang Ekvall  
SMILEY WANG-EKVALL, LLP  
3200 Park Center Drive, Suite 250  
Costa Mesa, CA 92626

EMPLOYMENT DEVELOPMENT DEPT.  
Bankruptcy Group MIC 92E  
P.O. Box 826880  
Sacramento, CA 94280-0001

Equity Trust Company FBO  
Cathy Harmon, IRA  
47 Gema  
San Clemente, CA 92672

Equity Trust Company FBO  
Cindy Fazendin, SEP IRA  
24595 Dardania Ave  
Mission Viejo, CA 92691

Equity Trust Company FBO  
Dale P. Wright, IRA  
9542 Scotstoun Drive  
Huntington Beach, CA 92646

Equity Trust Company FBO  
Kristina Marie Davis, IRA  
22483 Mission Hills Lane  
Yorba Linda, CA 92887

Equity Trust Company FBO  
Dawn Danna, IRA  
24096 Ramada lane  
Mission Viejo, CA 92691

Equity Trust Company FBO  
Deborah L Ivar, IRA  
209 S. Stephanie Street B 124  
Henderson, NV 89012

Equity Trust Company FBO  
Elizabeth Cooper, IRA  
3 Hillgrass Drive  
Irvine, CA 92603

Equity Trust Company FBO  
Carolyn Huntenburg, IRA  
61 Bolton Street #202  
Cambridge, MA 02140

Equity Trust Company FBO  
Elizabeth Dawn Cooper Rev Prof Trust  
3 Hillgrass Drive  
Irvine, CA 92603

Equity Trust Company FBO  
William J. Huntenburg, IRA  
61 Bolton Street #202  
Cambridge, MA 02140

Equity Trust Company FBO  
William Joseph Hanson, IRA  
16401 Normandy Lane  
Huntington Beach, CA 92647

Equity Trust Company FBO  
GME Trust  
28832 Drakes Bay  
Laguna Niguel, CA 92677

Equity Trust Company FBO  
James Lee Kirkpatrick  
2010 Jimmy Durante Blvd #220  
Del Mar, CA 92014

Equity Trust Company FBO  
James Rev Living Trust, Dean James, Trus  
30722 Fairgreens West  
Laguna Niguel, CA 92677

Equity Trust Company FBO  
Joan E. Toch, ROTH IRA  
21265 San Miguel  
Mission Viejo, CA 92692

Equity Trust Company FBO  
John Clark Stancil, ROTH IRA  
8517 Galway Place  
San Diego, CA 92129

Equity Trust Company FBO  
John Sullivan, Individual  
10752 Walnut St #D  
Los Alamitos, CA 90720

Equity Trust Company FBO  
Josefina Karpecki  
2736 Burgener Blvd  
San Diego, CA 92110

Equity Trust Company FBO  
Joseph M. Gerosa, IRA  
22131 Jonesport Lane  
Huntington Beach, CA 92646

Equity Trust Company FBO  
Keith Bridges, IRA  
26801 Ashford  
Mission Viejo, CA 92692

Equity Trust Company FBO  
Kenneth McFall, IRA  
8487 East Frostwood Street  
Anaheim, CA 92808

Equity Trust Company FBO  
Kenneth Terpening, IRA  
8516 Dreyfus Drive  
Peoria, AZ 85381

Equity Trust Company FBO  
Marc Allan Ottestad, IRA  
1331 Fawn Ridge  
Brea, CA 92821

Equity Trust Company FBO  
Michael A. Wisnev, IRA  
3208 Bonnie Hill Drive  
Los Angeles, CA 90068

Equity Trust Company FBO  
Michelle Dodd, IRA  
2848 Saint Dizier  
Henderson, NA 89044

Equity Trust Company FBO  
Nash Living Trust  
26 Bodega Bay  
Irvine, CA 92602

Equity Trust Company FBO  
Paul Donnelly, SEP IRA  
28832 Drakes Bay  
Laguna Niguel, CA 92677

Equity Trust Company FBO  
Paul Joseph Kirch, IRA  
35 Malibu  
Laguna Niguel, CA 92677

Equity Trust Company FBO  
Philip C. Danna Jr., Roth IRA  
24096 Ramada lane  
Mission Viejo, CA 92691

Equity Trust Company FBO  
Pinkowski Family Trust  
2124 Colina Del Arco Iris  
San Clemente, CA 92673

Equity Trust Company FBO  
Richard Fazendin IRA  
23692 Calle Hogar  
Mission Viejo, CA 92691

Equity Trust Company FBO  
Roger Wong Mulley  
6000 Tarin Road  
Wilmington, NC 28409

Equity Trust Company FBO  
Sarah Hodgman, IRA  
1913 Rockmoor  
Fort Worth, TX 76134

Equity Trust Company FBO  
Theodore H Toch, IRA  
21265 San Miguel  
Mission Viejo, CA 92692

Equity Trust Company FBO  
Theodore H Toch, Roth IRA  
21265 San Miguel  
Mission Viejo, CA 92692

Equity Trust Company FBO  
Val Dodd, IRA  
2848 Saint Dizier  
Henderson, NV 89044

Equity Trust Company FBO  
Robert Fields, IRA  
28792 Mira Vista  
Laguna Niguel, CA 92677

Equity Trust Company FBO  
Robert W. Caprow, IRA  
962 Hihimanu Street  
Kihei, HI 96753

Equity Trust Company FBO  
Yolanda Caprow, IRA  
962 Hihimanu Street  
Kihei, HI 96753

Equity Trust Company FBO  
Shirley Somerville, IRA  
28385 La Pradera  
Laguna Niguel, CA 92677

Equity Trust Company FBO Brian Allen, IR  
24 Wooded River Drive  
Garden Valley, ID 83622

Equity Trust Company FBO Daniel J.  
Vahalla & Mary G Vahalla Trust, 07/26/90  
1353 Burgundy Road  
Encinitas, CA 92024

Equity Trust Company FBO Navarro Retail  
Group Inc. Defined Benefit Trust  
4340 Von Karman, Suite #200  
Newport Beach, CA 92660

Equity Trust Company FBO Philip and Dawn  
Danna Revocable Living Trust  
24096 Ramada Lane  
Mission Viejo, CA 92691

Equity Trust Company FBO Spartan-Fortis  
Irrev. Trust, "Optima Holdings, LLC" Tte  
2450 St. Rose Parkway, Ste. #120  
Henderson, NV 89074

Equity Trust Company FBO The Marilou  
Heckman Rev. Trust, Marilou Heckman, Tte  
33555 Halyard Dr  
Dana Point, CA 92629

FRANCHISE TAX BOARD  
Bankruptcy Section MS: A-260  
P.O. Box 2952  
Sacramento, CA 95812-2952

INTERNAL REVENUE SERVICE  
P.O. Box 7346  
Philadelphia, PA 19101-7346

James D. Dickinson T/U/Will of James Doc  
Dickinson, James D. Dickinson TTEE  
12455 San Bruno Cove  
San Diego, CA 92130

Kingdom Trust FBO:  
CA Real Estate Opportunity Fund II, LLC  
23046 Avenida De La Carlota, Suite 150  
Laguna Hills, CA 92653

Kingdom Trust FBO:  
WJA Real Estate Opportunity Fund I, LLC  
23046 Avenida De La Carlota, Suite 150  
Laguna Hills, CA 92653

PENSCO Trust Company Custodian FBO  
Christine D Shirkani Roth IRA  
32421 Caribbean Drive  
Dana Point, CA 92629

STATE BOARD OF EQUALIZATION  
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Laguna Hills, CA 92653

WJA Asset Management, LLC  
23046 Avenida de la Carlota  
Suite 150  
Laguna Hills, CA 92653